

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2021/0169/HOUSE
Location: 37 Sherrardspark Road Welwyn Garden City AL8 7JY
Proposal: Erection of a first floor side extension
Officer: Ms Emily Stainer

Recommendation: Granted

6/2021/0169/HOUSE

Context	
Site and Application description	<p>37 Sherrardspark Road comprises a two-storey detached house in the Welwyn Garden City Conservation Area. Planning permission was granted recently at this site for the erection of a single storey rear extension, partial conversion of garage into study, internal alterations on the ground and first floor and the conversion of the existing loft into habitable space including the addition of 4 rear rooflights and a side window. This application now seeks planning for the erection of a first floor side extension.</p> <p>A site visit was made by the case officer on the 18th February 2021, but only from public vantage points due to the restrictions in place as a result of the Coronavirus pandemic (COVID-19). A suitable level of information has been acquired in which to make a full and thorough assessment by use of the case officer's photographs taken from the street scene and additional photographs provided by the applicant under previous applications, as well as aerial imagery. The specific merits of this case means that a full and complete assessment can be made in respect of this particular application.</p>
Constraints (as defined within WHDP 2005)	<p>CA - Conservation Area: WGC1; - Distance: 0</p> <p>EM - Estate Management - Distance: 0</p> <p>Wards - Sherrards - Distance: 0</p> <p>HPGU - Digswell Sherrardspark - Distance: 0</p>
Relevant planning history	<p>Application Number: C6/1988/0168/FP Decision: Granted Decision Date: 11 April 1988 Proposal: Single storey side and rear extensions and new garage</p> <p>Application Number: 6/2020/0450/EM Decision: Withdrawn Decision Date: 30 March 2020 Proposal: Installation of 3x Velux Rooflights to facilitate loft conversion</p> <p>Application Number: 6/2020/0466/LAWP Decision: Withdrawn Decision Date: 02 April 2020 Proposal: Certificate of lawfulness for installation of 3velux rooflights to facilitate conversion of loft to habitable space</p>

	<p>Application Number: 6/2020/2410/HOUSE Decision: Granted Decision Date: 16 November 2020 Proposal: Erection of single storey rear extension, partial conversion of garage into study, internal alterations on ground and first floor and conversion of existing loft into habitable space including 4 x rear rooflights</p> <p>Application Number: 6/2020/2415/EMH Decision: Granted Decision Date: 17 November 2020 Proposal: Erection of single storey rear extension, partial conversion of garage, internal alterations on ground and first floor, conversion of existing loft space including 4x velux roof lights at rear</p> <p>Application Number: 6/2020/2952/HOUSE Decision: Withdrawn Decision Date: 18 December 2020 Proposal: Erection of first floor side extension including installation of velux rooflights and juliet balcony to the rear</p> <p>Application Number: 6/2020/2967/EM Decision: Withdrawn Decision Date: 18 December 2020 Proposal: Erection of a first floor side extension</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 18 February 2021 Site Notice Expiry Date: 11 March 2021 Press Advert Display Date: 5 February 2021 Press Advert Expiry Date: 26 February 2021		
Summary of neighbour responses	None		
Consultees and responses	The Gardens Trust - On the basis of the information in this application we do not wish to comment.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for car parking and garage sizes <u>Draft Local Plan Proposed Submission August 2016:</u> SP1 Delivering Sustainable Development SP9 Place Making and High Quality Design SADM11 Amenity and Layout SADM12 Parking, Servicing and Refuse SADM15 Heritage			

Main Issues

Design (form, size, scale, siting) and Character (appearance within the streetscene)

The revised National Planning Policy Framework (NPPF) has a stronger emphasis on good quality design than its predecessor. Paragraph 124 clearly advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 127 the NPPF further advises that decisions should ensure developments will function well, be visually attractive, sympathetic to local character and establish a strong sense of place.

Policy GBSP2 of the Welwyn Hatfield District Plan 2005 states that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character. Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan and states that extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale. The above objectives are broadly consistent with Policies SP1 and SP9 of the Council's Emerging Local Plan 2016.

The application site is additionally located within the Welwyn Garden City Conservation Area. Section 72 of the Listed Buildings and Conservation Areas Act states that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'. The specific historic environment policies within the NPPF are contained within paragraphs 184-202. Additionally, section 16 of the NPPF 'Conserving and enhancing the historic environment' is broadly consistent with Policy SADM15 'Heritage' of the Emerging Local Plan.

Sherrardspark Road typically consists of detached two storey redbrick housing dating from the 1950s onwards. Some properties do retain original features such as crittal windows and oak front doors. However, there are some original Louis de Soissons dwellings which date back to the 1920's/1930's. The proposed extension would leave a separation gap of approximately 1m between the flank wall and the common boundary with 35 Sherrardspark Road, however the overhang from the eaves and roof would reduce the gap to approximately 900mm. It would also be set back from the front elevation by approximately 2m and set down from the ridgeline by approximately 1m. The proposed extension would therefore appear adequately subordinated to the scale of the host dwelling.

The SDG states that for all multi-storey, two-storey and first floor side extensions, a minimum distance of 1m between the extension and the adjoining flank boundary must be maintained, however it is also noted that existing spacing in the street scene should be reflected which may result in larger distances being required. The reason for retaining existing spacing is to prevent over development across plot widths and a terracing effect within areas of detached and semi-detached properties, to ensure that the extension of a dwelling does not prejudice the ability of an adjacent occupier to extend without destroying any separation spaces that exist and to preserve the amenity of adjoining dwellings including those whose rear gardens adjoin the

	<p>proposed extension.</p> <p>The wide gaps between the houses (created by the placement of the adjoining flat roofed garages) is a key feature of the Garden City design and anything that might infill those gaps, even in angled views, might detract from the established character of the area. The application property is located in a road where there are groups of differently designed dwellings, however substantial spaces between dwellings at first floor are commonplace. As such, the spacing makes an important contribution to the character and appearance of the Conservation Area.</p> <p>It is noted that there are examples of first floor/two storey side extensions in close proximity to the application site, namely 34 Sherrardspark Road and 41 Sherrardspark Road. Whilst the proposed extension would reduce the space between the property and the boundary of the site, the two storey flank wall of the neighbouring property at 35 Sherrardspark Road is situated a significant distance away from the boundary by virtue of its separation at ground floor via a single storey side extension and garage. As a result it is considered that appropriate spacing would still be retained in the streetscene as a result of the proposal, therefore on balance, the proposal is acceptable on these grounds.</p> <p>The extension would be finished with matching materials, which can be secured by way of planning condition.</p> <p>Taking these findings as a whole, the proposal would preserve the character and appearance of the Welwyn Garden City Conservation Area. Consequently, there is no conflict with Policy D1 of the Welwyn Hatfield District Plan 2005, which requires high quality design in new development.</p>
<p>Impact on neighbours</p>	<p>Policies D1, R19 and the Supplementary Design Guidance aim to preserve neighbouring amenity. In addition, the NPPF seeks to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings. No neighbour comments have been received.</p> <p>The Council's historic planning records have been consulted and demonstrate that the windows at first floor at 35 Sherrardspark Road that face the application property serve a bedroom and a staircase. Furthermore, a dormer window on the second floor serves a second staircase to the converted loft. The proposed extension would increase the amount of built form at the site and extend closer to the neighbour's boundary at 35 Sherrardspark Road, however a suitable separation distance would still exist to preserve the amenity of the adjoining occupiers. The bedroom window at first floor at 35 Sherrardspark Road is a secondary window to that room which also has a window facing the street, therefore it is considered that an appropriate outlook would still be obtained.</p> <p>It is not considered that any other neighbouring dwellings would be impacted as a result of the proposed first floor side extension.</p>
<p>Access, car parking and highway considerations</p>	<p>The property benefits from a carriage style driveway which can accommodate at least three vehicles. As such, there would be an appropriate level of on-site parking provided and the proposal would be in accordance with Policy M14 of the District Plan, the SPG Parking Standards and the Council's Interim Policy for Car Parking Standards and the NPPF.</p>

Landscaping Issues	The proposed extension would be at first floor and built over the existing garage. As it would be contained within the existing footprint of the property, there are no concerns raised regarding landscaping of the site.
Conclusion	
Subject to the imposition of a condition in respect of materials, the proposed development would be acceptable and would maintain the character and appearance of the existing dwelling, the street scene. It would also preserve the character and appearance of the Conservation Area in accordance with the requirements of S72 of the planning (Listed Buildings and Conservation Areas) Act 1990.	

Conditions:

1. The brickwork, roof tile, bond, mortar, windows, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
E/01		Existing Site Plan And Site Location Plan	20 January 2021
E/02		Existing Plans And Elevations	20 January 2021
S/01		Proposed Plans And Elevations	20 January 2021

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. **POSITIVE AND PROACTIVE STATEMENT**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission

required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (water interest etc.) Neither does this permission negate or override any private covenants or legal interest (easements or wayleaves) which may affect the land.

2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.
3. The applicant is advised to take account the provisions of The Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to a shared boundary.
4. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.
5. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

Determined By:

Mr Michael Robinson
16 March 2021

